

Resource Consent

(Resource Management Act 1991)



www.waikatodistrict.govt.nz

DECISION ON APPLICATION: SUB0054/19

Pursuant to Sections 34A(1), Section 104, 104A, 106, 220 and 108 of the Resource Management Act 1991, the Waikato District Council, under delegated authority, grants subdivision consent for a Controlled activity for a:

Activity: Two lot subdivision in the Residential Zone.

Applicant: M R Wilson

Location Address: 26 Buckland Road, Tuakau

Legal Description: Lot 3 DP 35703 comprised in Computer Freehold Register NA924/123

This consent is subject to the conditions detailed in the attached Schedule 1.

The reasons for this decision are detailed in the attached Schedule 2.

A handwritten signature in blue ink, appearing to read "J. Wilson".

CONSENTS TEAM LEADER

Dated: 20 November 2018



Schedule 1

Conditions of Consent

Resource Consent No: SUB0054/19

General Conditions

- 1 The Land Transfer Plan to give effect to this resource consent shall be generally consistent with the approved plans prepared by Madsen Lawrie Consultants Ltd as follows:
 - Proposed Subdivision of Lot 3 DP 35703, file no S-8440, dated March 2018(Except as amended by the conditions below).

Copies of the approved plans are attached.
- 2 Pursuant to Section 36 of the Resource Management Act 1991 the Consent Holder shall pay the actual and reasonable costs incurred by the Waikato District Council when monitoring the conditions of this consent.
- 3 Council's processing fees are to be paid in accordance with the Council's schedule of fees and charges prior to the signing of the s224 certificate.
- 4 Prior to the commencement of engineering design or construction works, the Consent Holder shall appoint a developer's representative who shall supervise and provide certification of the engineering works.
- 5 The Consent Holder shall notify the Waikato District Council, in writing, of their intention to commence any of the physical works associated with this consent, a minimum of 10 working days prior to commencing. Notification shall include the following details:
 - a. Names and telephone number/s of the Developer's Representative/s
 - b. Site Address to which the consent relates
 - c. The Waikato District Council subdivision reference number
 - d. Work to be undertaken
 - e. Expected duration of the works

Advice Note: The preferred means of notification is via email to subdivisions@waidc.govt.nz

- 6 Prior to s223 and s224 approval all buildings shall comply with the permitted activity rules relating to building coverage, setbacks, and daylight angles relative to the new boundaries.

Prior to application for approval of the survey plan (s223), the Consent Holder shall comply with the following conditions:

Easements

- 7A Easements for right to drain sewage (A) (as shown on the approved plan) shall be set out on the Land Transfer Plan and included in a memorandum.
- 7B An easement in gross for the right to drain wastewater in favour of the Waikato District Council shall be granted and reserved. The easement in gross shall be shown on the Land Transfer Plan and included in the memorandum of easements. The width of the easement shall be in accordance with Council's easement policy.
- 8 The Consent Holder shall demolish the garage as shown on the approved plan as 'existing garage to be removed'.

Prior to the application for s224 approval the Consent Holder shall comply with the following Conditions:

Telecommunications

- 9 Written Confirmation shall be provided from a network utility operator for telecommunications confirming that connections and reticulations have been placed to the boundaries of Lot 1.

Power Supply

- 10 Written Confirmation shall be provided from a network utility operator for power supply confirming that connections and reticulations have been placed to the boundaries of Lot 1.

Works to be undertaken

Vehicular Entrance

- 11 The consent holder shall construct a Residential vehicle crossing for Lot 1, located as indicated on the approved amended Scheme Plan, in general accordance with Section 3.3.19.4, drawing D3.3.4, of the Regional Infrastructure Technical Specification (RITS), to the satisfaction of the Waikato District Council.

Advice Note: A Corridor Access Request (CAR) Officer including appropriate Traffic Management Plan, is required to be made to, and approved by, Council's Roading Team before any activity is undertaken within the road corridor.

Wastewater

- 12 The consent holder shall remove the existing wastewater connection that runs through Lot 1 and provide a new wastewater connection for Lot 2, through easement 'A', in accordance with the Regional Infrastructure Technical Specifications, to the satisfaction of Council.

A wastewater connection shall be constructed for Lot 1 in general accordance with the Regional Infrastructure Technical Specifications and to the satisfaction of the Land Development Engineer, Waikato District Council.

As-built drawings shall be provided for all connections to Council mains in accordance with the Regional Infrastructure Technical Specifications to the satisfaction of the Land Development Engineer, Waikato District Council.

Water

- 13 An (urban) water connection shall be constructed for Lot 1 in general accordance with the Hamilton City Council Infrastructure Technical Specifications to the satisfaction of the Land Development Engineer, Waikato District Council.

As-built drawings shall be provided for all connections to Council mains in accordance with the Regional Infrastructure Technical Specifications to the satisfaction of the Land Development Engineer, Waikato District Council

Advice note: A water connection application with the appropriate fee is required to be made to, and approved by, Council's Waters Team prior to the installation of any new water connection.

Certification

- 14 The Consent Holder shall provide a 'Contractors Certificate – construction', for each separate work undertaken by each individual contractor as part of the consented subdivision, to the satisfaction of Waikato District Council.

Advice Note: An acceptable format for certification upon completion of works can be found in the NZS4404-2010 Schedule 1B (Contractor's certificate upon completion of land development/subdivision).

- 15 A 'Certificate of Completion of Development Works' prepared and signed by the Developers Representative/ a suitably qualified professional, shall be provided to the satisfaction of the Land Development Engineer, Waikato District Council, to confirm that all works have been carried out in accordance with the approved plans and appropriate standards

Advice Note: An acceptable format for a 'Certificate of Completion of Development Works' can be found NZS4404-2010 Schedule 1C (Certification upon completion of land development/subdivision).

Legal

- 16 The easement in gross shall be prepared by the Consent Holder's Solicitor and shall include Waikato District Council's standard conditions for easements in gross for public wastewater reticulation. The Consent Holder shall ensure its Solicitor provides an undertaking that all easement in gross will be registered against the Computer Free Hold Register for Lot 1 at the deposit of the survey plan.

- 17 The following conditions shall be complied with on an ongoing basis and shall therefore be the subject of a consent notice registered against the relevant title(s) in accordance with Section 221 of the Resource Management Act 1991:

- a) Any earthworks, foundation design and stormwater management for a building consent application on Lot 1 shall be undertaken strictly either in accordance with the restrictions and recommendations of the Geotechnical Report from

Ground Consulting Ltd; referenced R3986-1A; and dated 10 May 2018, or in accordance with an alternative report, undertaken by a suitably qualified and experienced Engineer (Geo Professional), approved in writing by Waikato District Council; and in either case, all works are undertaken to the entire satisfaction of the Waikato District Council.

Consent notices shall be prepared by Waikato District Council's Solicitor. Please request your consent notice be prepared prior to requesting 224 approval.

Advisory Notes:

I Lapse Date

This Resource Consent for subdivision lapses five years after the commencement of the consent, unless:

(a) the Consent is given effect to prior to that date.

or

(b) an application is made to the consent authority to extend the period after which the consent lapses, and the consent authority decides to grant an extension after taking into account

2 Health and Safety at Work (Asbestos) Regulations 2016

Regulation 21 of the Asbestos Regulations 2016 requires that asbestos must be identified and removed before demolition of a structure or plant.

Regulation 34(1) of the Asbestos Regulations 2016 Notification requires that notification be made to WorkSafe New Zealand at least 5 days before work commences. Under Regulation 34(2), there are circumstances where licensed asbestos removal work can begin immediately.

The form for notification of licensed asbestos removal can be found at: <http://forms.worksafe.govt.nz/asbestos-removal-notification>.

All material containing asbestos and any affected soil shall be disposed of at a suitably licensed facility.

In addition to contacting Work Safe New Zealand, it is requested that you also contact Council's Monitoring Department at monitoring@waidec.govt.nz with the consent number, address of property and date of when works ceased.

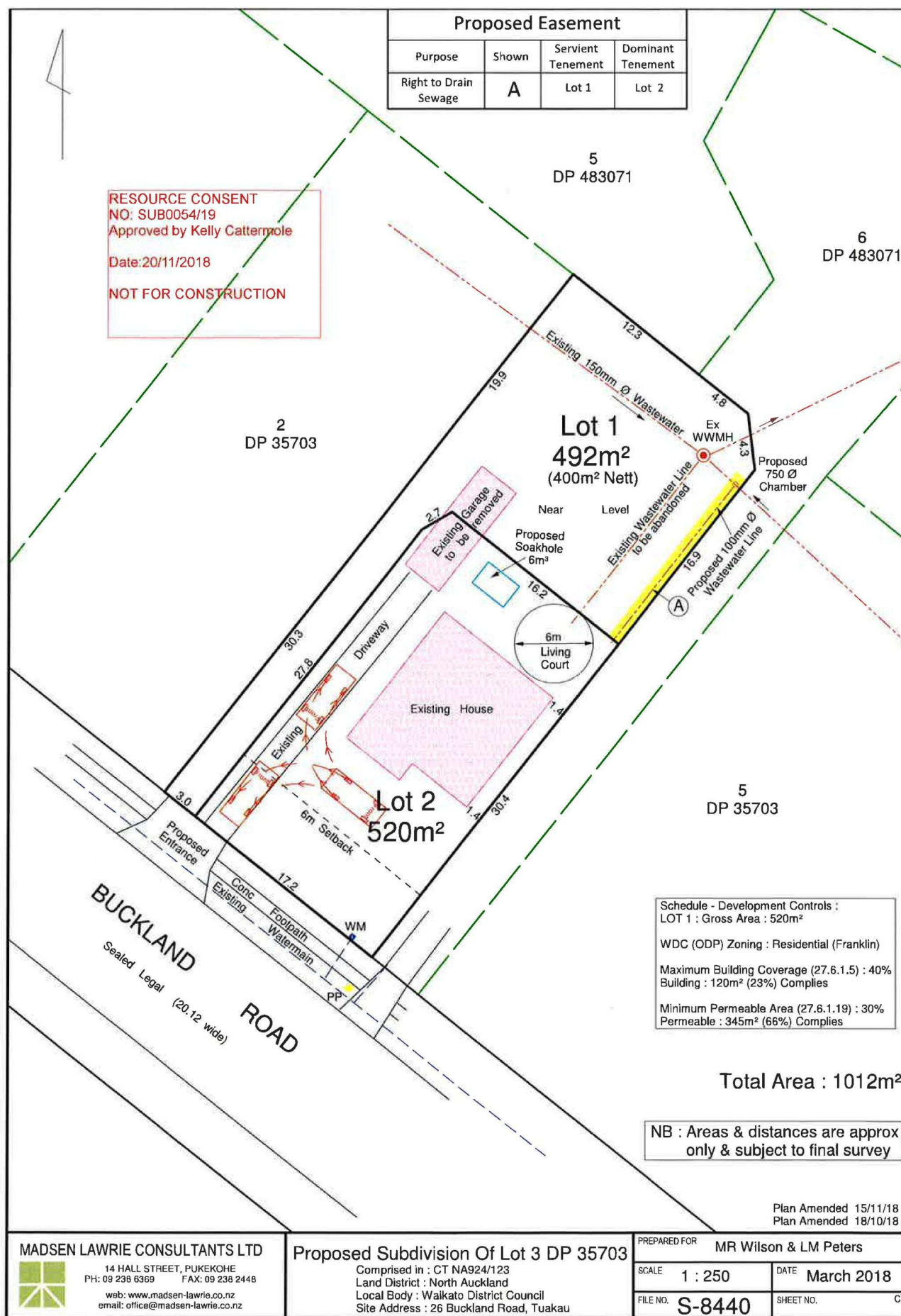


Schedule 2

Reasons for Decision

Resource Consent No: SUB0054/19

- I The actual and potential effects created by the proposal are acceptable because:
 - The actual and potential effects created by the proposal are acceptable because the lot size and lot shape is consistent with the surrounding residential environment.
 - The Waikato District Council Land Development Engineering Department is satisfied that conditions of subdivision consent can ensure no significant adverse effects will accompany the subdivision proposal in respect to utilities, traffic, stormwater or geotechnical matters.
- 2 The proposal is consistent with the objectives and policies of both the operative and proposed District Planning documents.
- 3 The subdivision meets the provisions of section 106 of the RMA because legal and physical access is provided for and the applicant has addressed the risks of natural hazards through design and mitigation measures proposed.
- 4 The proposal is consistent with the operative Waikato Regional Policy Statement, and all other relevant matters.
- 5 Overall the proposal meets the purpose (section 5) and principles (sections 6-8) of the Resource Management Act 1991.





DEVELOPMENT CONTRIBUTIONS NOTICE

Parent Application No: SUB0054/19

DC Application No: DC0195/19

Applicant: M R Wilson
26 Buckland Road
Tuakau 2121

Property: 26 Buckland Road TUAKAU

Date of Assessment: 22 November 2018

Development contributions are required to be paid for this development. The development contributions (GST inclusive) set out below were calculated under Waikato District Council's 2018 Development Contribution Policy. This is the policy in place at the time the consent application was lodged.

The total development contributions assessed for this consent is \$23,884.00.

The table below indicates when the development contributions are due to be paid and what action Council will take if they are not paid.

Application type	Development contributions are due	Council action if development contributions not paid as set out in section 208 of the Local Government Act 2002
Subdivision consent	Prior to the issue of the section 224(c)	Withhold certificate under section 224(c) of the Resource Management Act 1991
Landuse consent	Prior to the commencement of consent as defined by section 116 of the Resource Management Act 1991	Prevent the commencement of consent under the Resource Management Act 1991
Building consent	Prior to receiving a Code Compliance Certificate	Withhold Code Compliance Certificate under section 95 of the Building Act 2004
Service connection	Prior to service connection	Withhold service connection to the development
Certificate of Acceptance	Prior to receiving a Certificate of Acceptance for building work	Withhold a Certificate of Acceptance for building work under section 99AA of the Building Act 2004

Development Contribution Calculations

Activity	Catchment	Contribution Assessed
Reserves	All Other Areas	\$2,954.00
Facilities	All Other Areas	\$1,306.00
Roading	Tuakau	\$938.00
Roads & Transport	Not Applicable	\$0.00
Stormwater	Tuakau	\$1,825.00
Wastewater	Tuakau	\$10,772.00
Water	Tuakau	\$6,089.00
Total Development Contributions Payable		\$23,884.00

Other Contributions Required:

Activity	Catchment	Contribution Assessed
Total Other Contributions Payable		\$ 0.00

Development contributions are required to be paid (GST inclusive) for this development in accordance with Waikato District Council's Development Contributions Policy and the Local Government Act 2002.

The development contributions payable are based on the Development Contributions Policy prevailing at the time the consent application was lodged with Council.

The fees and charges required to be paid will be adjusted annually on the 1 July until they are paid. Annual adjustments are made using the Producers Price Index Outputs for Construction provided by Statistics New Zealand in accordance with the Local Government Act 2002.

To avoid potential annual increases, payment can be made earlier than the due date.

Reconsiderations;

A request for a reconsideration of the development contributions assessed can be made to Council. A reconsideration request will only be considered if there are grounds to believe that:

- The development contribution levies were incorrectly calculated/assessed in accordance with the development contributions policy, or
- The Council has incorrectly applied its development contributions policy, or
- The information used to assess the application, or the way in which the Council has recorded or used it when requiring a development contribution, is incomplete or contained errors.

A reconsideration will only be undertaken on request.

A reconsideration request must be made **within 10 days of receiving this notice.**

Requests must provide the reference number of the relevant consent, be short and concise, but fully outline the reasons why reconsideration is being sought and provide sufficiently reliable data to enable a revised estimate of demand and associated development contribution charges to be made.

Requests can be lodged with the Council in the following ways:

- By email at: DCReviewCommittee@waide.govt.nz
With the subject line "request for reconsideration" and the reference number of the relevant consent.
- By writing to Council at the following address:
Attention: DC Review Committee
Waikato District Council
Private Bag 544
Ngaruawahia 3742

Council's Development Contributions Policy contains information on remissions, reconsiderations, objections, refunds, postponement of payments and other relevant information. To view this policy visit

<https://www.waikatodistrict.govt.nz/your-council/fees-and-charges/development-contributions>

A link to the Local Government Act 2002 and its various amendments can be found below

<http://www.legislation.govt.nz/act/public/2002/0084/latest/DLM170873.html>

TUAKAU TOWN BOARD

Application for Building Permit

TO THE TOWN CLERK, TUAKAU TOWN BOARD

Valuation No. 2488 376
Receipt No. 343
Permit No. 2/5/51
Date Issued 2/5/51

I, the undersigned, hereby give notice that I wish to carry out the following work subject to the provision of the By-Laws of the Tuakau Town Board, the Municipal Corporations Act, 1933, amendments thereof or any other provisions applicable thereto, and request that a permit be issued for the execution of same.

Section on which work is to be placed

Number on Valuation Roll *Burkland Rd* Street

Owner *M. I. Paton*

Builder *Geo E Udy*

Class of Work with dimensions *New Residence (Plan attached)*

Motor Garage 22' x 10'

Materials to be used in:

Walls (if wood state kind) *Timber Frame (Concrete Board Sided)*

Roof *Tiles or Fibrolite* Chimneys *Concrete*

Number of Chimneys *one*

Distance of Building from:

Street Line *40* feet.

Section Boundaries *Right of Way* side *6* feet.

Opposite side *29* feet.

Other Buildings *Garage at Road frontage* feet.

date of Completion *1 Aug 51 approx*

Estimated Cost, £ *2250* Fee Payable, £ *2 : 0 : 0*

Plans and Drawings herewith (Outline plan on back hereof). Receipt No. *2488*

Applicant wholly responsible for position of structure in regard to street line.

The Fee payable in respect of this Permit must accompany the application, as no consideration will be given to the application until the fee is paid. Scale of fees is as under:—

When the estimated cost does not exceed

If the cost of the work is under £50	5 0
If the cost exceeds £50 but does not exceed £100	10 0
If the cost exceeds £100 but does not exceed £200	15 0
If the cost exceeds £200 but does not exceed £400	1 0 0
If the cost exceeds £400 but does not exceed £600	1 5 0
If the cost exceeds £600 but does not exceed £800	1 10 0
If the cost exceeds £800 but does not exceed £1500	1 15 0
If the cost exceeds £1500 but does not exceed £2500	2 0 0
If the cost of the work is £2500 or over	3 0 0

If the event of any difference as to the estimated cost of the work the decision of the Inspector shall be final.

Builder *G. E. Udy*

Address *Donelson Rd Tuakau*

Date *27/4/51*

APPLICATION APPROVED

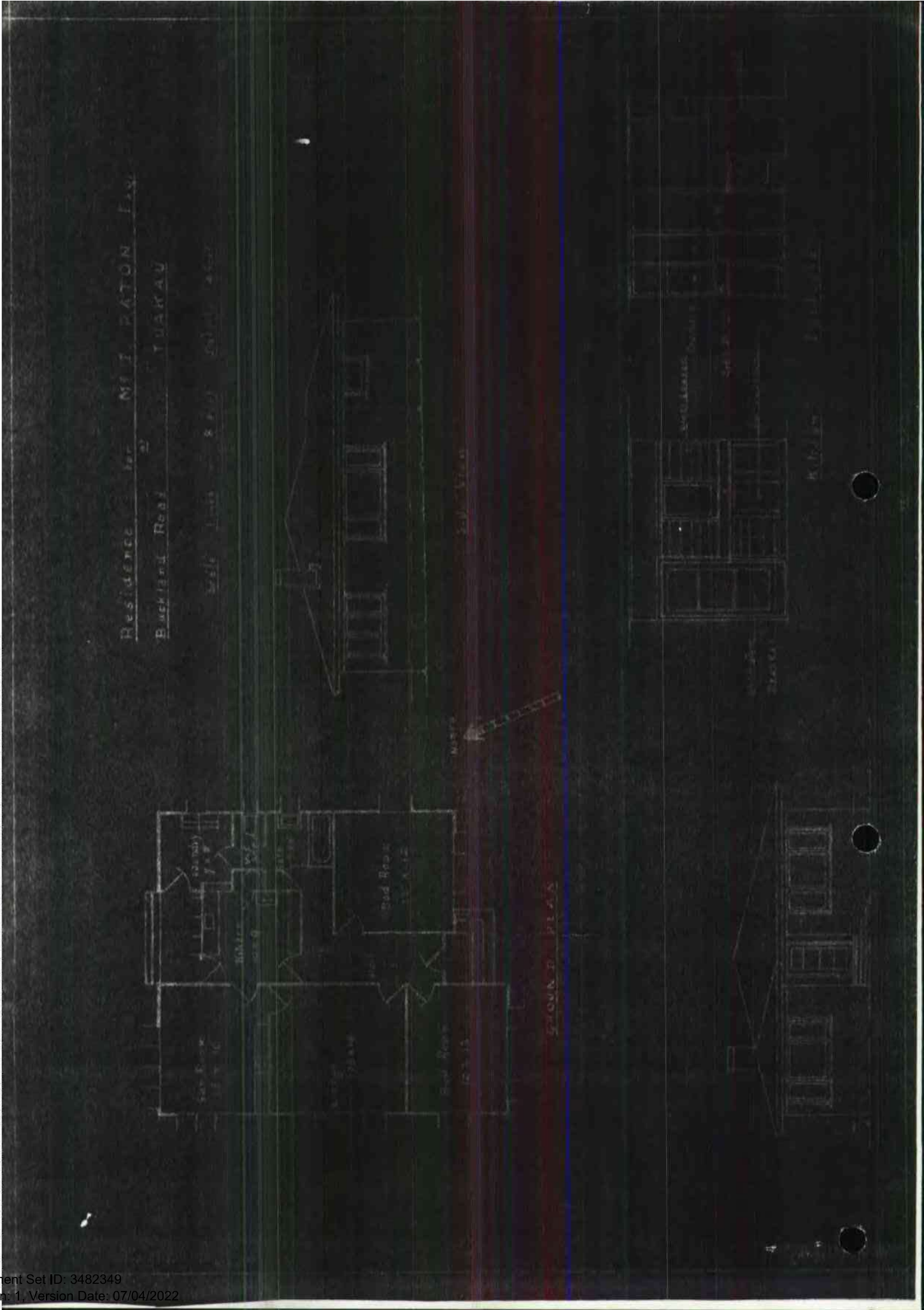
By General Meeting of the Town Board, held on *1/5/51*

WORK INSPECTED AND PASSED

Date Building Inspector.

RECEIVED: 10 Feb 2011 SCANNED: 10 Feb 2011 BOX: 13305 BATCH: 11284 DOC: WDCAFTTN

RECEIVED: 10 Feb 2011 SCANNED: 10 Feb 2011 BOX: 13305 BATCH: 11284 DOC: WDCAFTTN



Tuakau Town Board

APPLICATION FOR DRAINAGE PLUMBING PERMIT

Valuation No. 339
 Receipt No. 2784
 Permit No. 7
 Date Issued 21/9/51

TO THE TOWN CLERK, TUAKAU TOWN BOARD.

I, the undersigned, hereby give notice that I wish to carry out the following work subject to the provisions of the By-Laws of the Tuakau Town Board, the Municipal Corporations Act, 1933, amendments thereof or any other provisions whatsoever applicable thereto, and request that a permit be issued for the execution of same.

Section on which work is to be placed. 487 3 DP. 35703 of DP1 DP23628 of R.C. Per.
 Number on Valuation Roll 1/130A/339 20 Buckland Rd. Street
 Owner R. Mc. J. Gaton
 Drainlayer/Plumber J. S. Palmer
 Class of Work with description waste drains & Septic Tank

The Fee payable as per schedule hereunder must accompany this application.

SCHEDULE OF FEES

				£	s.	d.
If the value of the proposed work does not exceed	£25	..	..	0	5	0
If the value of the proposed work exceeds	£25 but does not exceed	£50		0	10	0
"	"	"	£50	"	"	£100 1 0 0
"	"	"	£100	"	"	£150 1 10 0
"	"	"	£150	"	"	2 0 0

Provided that in no case shall the fee in regard to any drainage work be less than five shillings.

Date of Completion 1/10/51

Estimated Cost, £ 100 Fee Payable £ 1

The decision of the Inspector shall be final as to estimated cost.
 Plans and Drawings on back hereof.

Receipt No. 2784

Drainlayer
 Plumber

Address

Date

APPLICATION APPROVED

Date

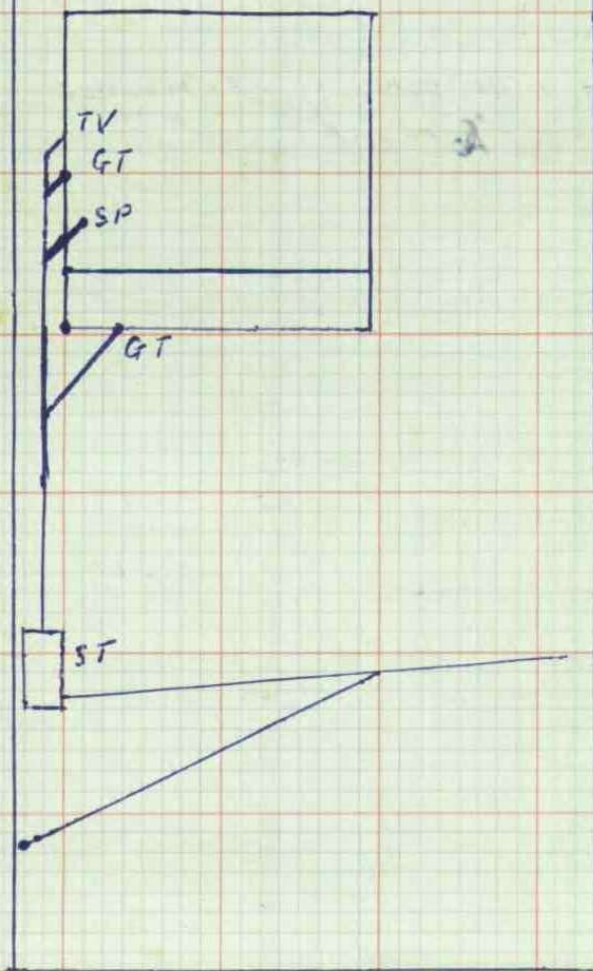
Town Clerk

WORK INSPECTED AND PASSED

Inspector.

RECEIVED: 10 Feb 2011 SCANNED: 10 Feb 2011 BOX: 13305 BATCH: 11284 DOC: WDCAFTTN

NOTE—For drainage work a scale plan in ink showing street line, section boundaries, buildings in outline, lines of drains, inspection pipes, etc., *must* be supplied.



Scale: 1-8th inch = $\frac{1}{2}$ foot
2 feet

RECEIVED: 10 Feb 2011 SCANNED: 10 Feb 2011 BOX: 13305 BATCH: 11284 DOC: WDCAFITN

Tuakau Borough Council

APPLICATION FOR DRAINAGE PLUMBING PERMIT

Valuation No. 3921
Receipt No. E-1063
Permit No. 367
Date Issued 11-4-61

TO THE TOWN CLERK, TUAKAU BOROUGH COUNCIL.

I, the undersigned, hereby give notice that I wish to carry out the following work subject to the provisions of the By-Laws of the Tuakau Borough Council, the Municipal Corporations Act, 1954, amendments thereof or any other provisions whatsoever applicable thereto, and request that a permit be issued for the execution of same.

Section on which work is to be placed 26 Buckland Rd
Owner K.S. Paton Address 26 Buckland Rd
Occupier Paton
Drainlayer/~~Plumber~~ Plumber T.B.C. Lic. No. 40290
Class of Work with Description Connect to Sewer

Description of Water Supply

Proposed Commencement Date Date of Completion

Estimated Cost of Plumbing £ Fee Payable: £ : :

Estimated Cost of Drainage £ 20 Fee Payable: £ : :

Total Fee Payable: £ : :

The decision of the Inspector shall be final as to estimated cost.

Plans and Drawings on back hereof.

Signature of Applicant: ~~Owner~~ Mr. Paton
~~Drainlayer~~
~~Plumber~~

Address Paparata Bannockburn Rd.

Date 6.4.61

The Fee payable as per Schedule hereunder must accompany this Application for Plumbing and Drainlaying respectively.

SCHEDULE OF FEES

If the value of the proposed work is:				£	s.	d.
Not exceeding £25				5	0	
Exceeding £25 but not above £50				10	0	
"	£50	"	£100	1	0	0
"	£100	"	£150	1	10	0
"	£150			2	0	0

APPLICATION APPROVED

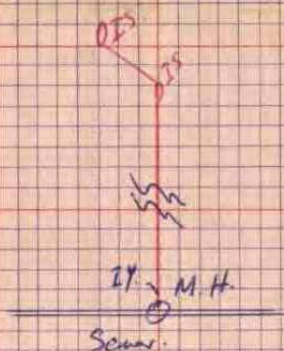
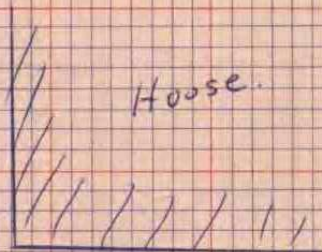
Date Inspector

WORK INSPECTED AND PASSED

Date 11.4.61 Inspector L. Skinner

NOTE:—For drainage work a scale plan in pencil showing section boundaries, buildings in outline, lines of drains, inspection pipes, etc., **must** be supplied.

RECEIVED: 10 Feb 2011 SCANNED: 10 Feb 2011 BOX: 13305 BATCH: 11284 DOC: WDCAFITTO



Scale: 1/8 inch = ~~1 foot~~ 2 feet